

# Crown Orchard Solar

## SP202400008 Special Use Permit

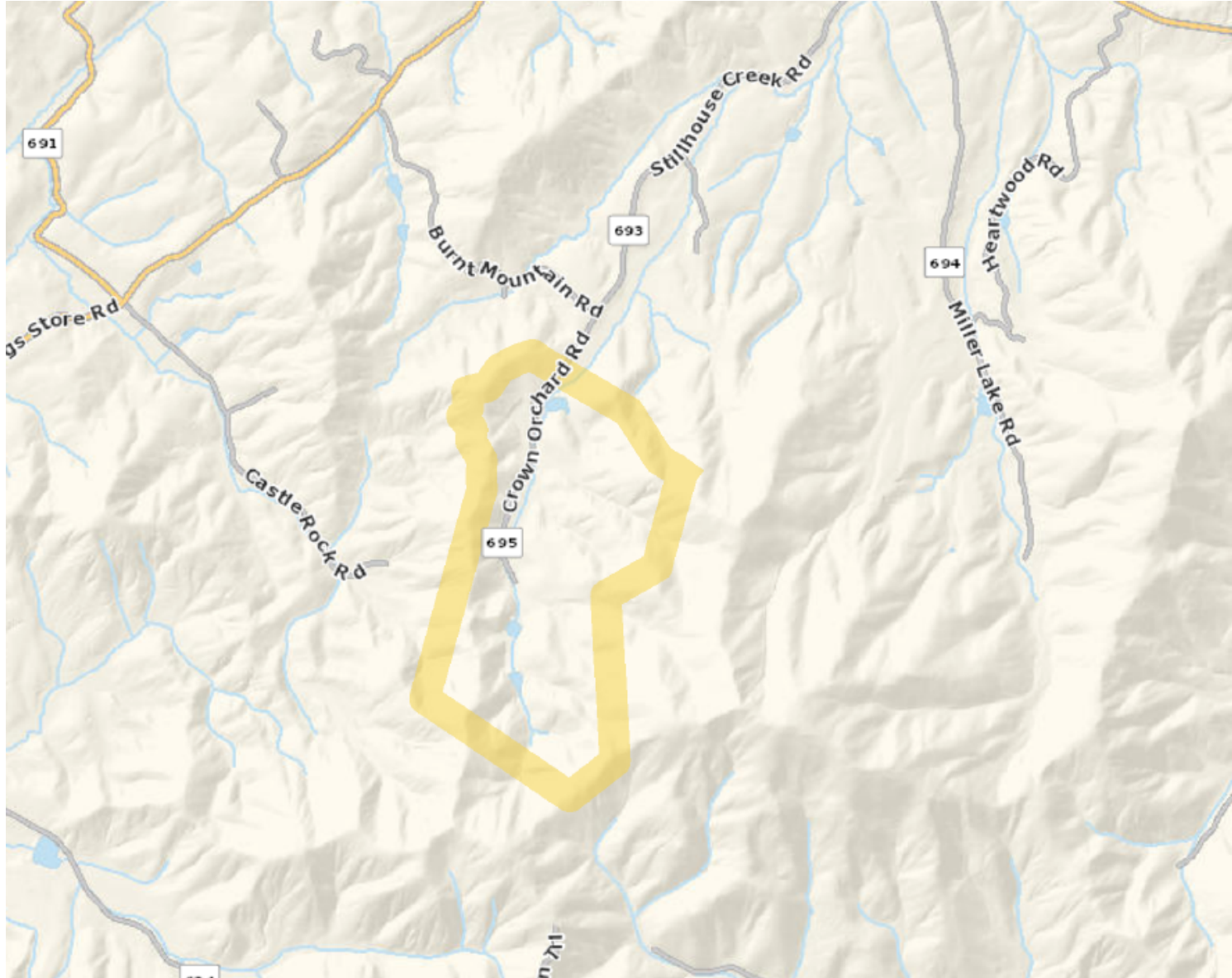
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Albemarle County  
Board of Supervisors  
August 21, 2024

Staff: Rebecca Ragsdale  
Planning Manager



# SP202400008 Crown Orchard Location Map



# SP202400008 Crown Orchard Solar Concept Plan



# SP202400008 Special Use Permit Criteria

## Factors for Consideration (Chapter 18 Section 33.40):

1. No substantial detriment.
2. Character of the nearby area is unchanged.
3. Harmony and no harm to public health, safety, and general welfare.
4. Consistency with the Comprehensive Plan.

# SP202400008 Crown Orchard Recommended Conditions

1. Development and use shall be in general accord with the plan titled "CROWN ORCHARD-AFTON 491.7kW SOLAR PROJECT" dated May 22, 2024 included as Attachment C, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Concept Plan, development and use shall reflect the following major elements as shown on the Concept Plan:
  - a. Location of solar development envelope,
  - b. Retention of wooded vegetation

Minor modifications, with the approval of the Zoning Administrator and the Director of Planning, to the Concept Plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance, and State or Federal laws.

2. All solar panels shall be set back at least two hundred (200) feet from property lines and one hundred (100) feet from Crown Orchard Road.
3. The applicant shall submit a decommissioning and site rehabilitation plan (hereinafter "Decommissioning Plan") with the building permit application that shall include the following items:
  - a. A description of any (e.g. lease) with the landowners regarding decommissioning;
  - b. The identification of the party currently responsible for decommissioning;
  - c. The types of panels and material specifications being utilized at the site;
  - d. Standard procedures for removal of facilities and site rehabilitation, including recompacting and reseedling;
  - e. An estimate of all costs for the removal and disposal of solar panels, structures, cabling, electrical components, roads, fencing, and any other associated facilities above ground or up to thirty-six (36) inches below grade or down to bedrock, whichever is less; and
  - f. An estimate of all costs associated with rehabilitation of the site.
  - g. Provisions to recycle materials to the maximum extent possible.

# SP202400008 Crown Orchard Recommended Conditions

4. Prior to issuance of a building permit, the Decommissioning Plan shall be recorded by the applicant in the office of the Circuit Court of the County of Albemarle.
  - a. The Decommissioning Plan and estimated costs shall be updated every five years, upon change of ownership of either the property or the project's owner, or upon written request from the Zoning Administrator. Any changes or updates to the Decommissioning Plan shall be recorded in the office of the Circuit Court of the County of Albemarle.
  - b. The Zoning Administrator shall be notified in writing within 30 days of the abandonment or discontinuance of the use,
  - c. All physical improvements, materials, and equipment (including fencing) related to solar energy generation, both above ground and underground, shall be removed entirely, and the site shall be rehabilitated as described in the Decommissioning Plan, within 180 days of the abandonment or discontinuance of the use. In the event that a piece of an underground component breaks off or is otherwise unrecoverable from the surface, that piece shall be excavated to a depth of at least 36 inches below the ground surface.
5. The facility shall be meet the requirements contained in Chapter 18, Section 4.14 of the County Code.
6. Products used to clean panels are limited to water, and biodegradable cleaning products.
7. No above ground wires except for those associated with the panels and attached to the panel support structure and those associated with tying into the existing overhead transmission wires.
8. Prior to activation of the site the applicant shall provide training Fire/Rescue. This training shall include documentation of onsite materials and equipment, proper firefighting and life saving procedures and material handling procedures.

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**Questions?**



# SP202400008 Crown Orchard Solar Motion

Should a Board of Supervisors member **choose to approve** this request:

***I move to adopt the Resolution attached to the staff report as Attachment D to approve SP202400008.***

Should a Board of Supervisor member **choose to deny** this request:

***I move to deny the request SP202400008. State reasons for denial.***